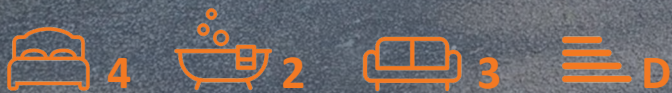




11 Princess Diana Drive, St. Albans, AL4 0DT

Guide price £1,175,000 Freehold



11 Princess Diana Drive

St. Albans, AL4 0DT

A highly attractive double-fronted detached house, skilfully extended and reconfigured to provide spacious, modern and stylish living accommodation. Occupying a superb position within a desirable close, the property further benefits from a detached garage, landscaped garden, a complete onward chain and loft conversion potential (s.t.p.p.)

The property is approached via a covered porch and part-glazed front door, leading into a welcoming entrance hall with stairs to the first floor, a useful coat cupboard and a convenient downstairs cloakroom/WC. The generously proportioned dual-aspect lounge is both elegant and inviting, featuring wood flooring, a gas fireplace and double doors opening into a versatile study/snug, ideal for home working or additional reception space.

Undoubtedly the heart of the home is the impressive kitchen/dining/family room, flooded with natural light from dual-aspect bi-folding doors and rooflights. The high-quality fitted kitchen offers a comprehensive range of wall and base units, complemented by a central island/breakfast bar and a mix of integrated and freestanding appliances, all finished with stylish porcelain tiled flooring throughout.

To the first floor are four well-proportioned double bedrooms. The principal bedroom enjoys a dual aspect, fitted wardrobes and a refitted en-suite with a waterfall shower. The remaining bedrooms are served by a contemporary family bathroom with bath, separate shower, basin & W.C.

Externally, a driveway provides parking for several vehicles and leads to a detached garage. The landscaped garden offers a high degree of privacy and features a gravel patio, lawn and tiled patio, perfect for outdoor entertaining.

Situated in the sought-after Highfield Park area with access to 82 acres of parkland, close to local amenities, Trestle Art Studio and coffee shop, and within 850 metres of Beaumont Secondary School.





ACCOMMODATION

Ground Floor

Entrance Hall

8'4 x 9 (2.54m x 2.74m)

Lounge

19'10 x 12'8 (6.05m x 3.86m)

Study

11'4 x 9'1 (3.45m x 2.77m)

Kitchen/Dining/Family Room

19'10 x 27'2 (6.05m x 8.28m)

Utility Room

WC

Second Floor

Landing

Bedroom One

11'9 x 11'7 (3.58m x 3.53m)

Ensuite

Bedroom Two

12'3 x 12'7 (3.73m x 3.84m)

Bedroom Three

11'11 x 11'11 (3.63m x 3.63m)

Bedroom Four

8'2 x 9'9 (2.49m x 2.97m)

Bathroom

OUTSIDE

Front Garden

Driveway

Garage

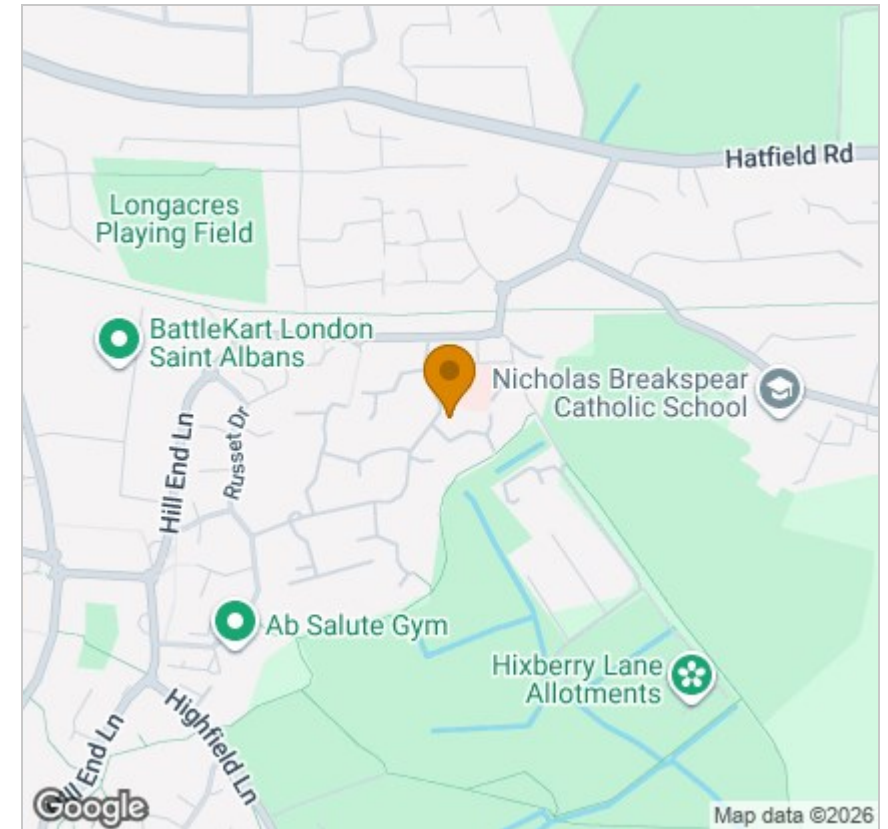
17' x 8' (5.18m x 2.44m)

Rear Garden

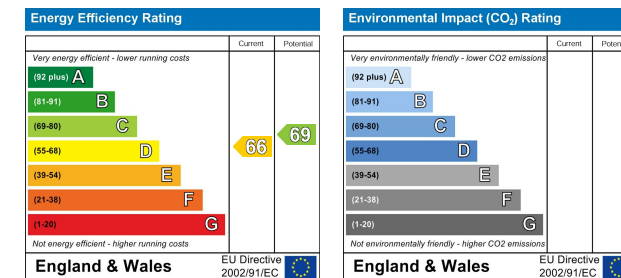
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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